

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Steven Henrichsen

DATE: April 24, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Comprehensive Plan
Annual Review

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed comprehensive plan amendments with the following comments noted on specific proposed amendments.

Comprehensive Plan Proposed Amendment #10 Stone Bridge Creek

The LLCHD has reviewed the revised site plan for this proposed development. The LLCHD supports the modified site layout locating industrial zoning adjacent to Interstate 80. This should provided the residential areas some protection for noise pollution from interstate traffic. The site new plan still locates industrial zoning adjacent to residential zoning. Historically, the LLCHD has voiced concerns regarding locating industrial zoning adjacent ot residential zoning due to the types of uses that are allowed in industrial zones. However, the LLCHD feels that restrictions placed in the use permit should adequate address these concerns with the expectation that these use permit restrictions will be followed strictly and monitored for compliance.

Comprehensive Plan Proposed Amendment #11 98th and O Street

This proposed comprehensive plan amendment locates industrial and commercial zoning adjacent to urban residential. Regarding locating commercial zoning adjacent to residential, the LLCHD concerns regarding some of the permitted uses in the H zoning classifications. This largely pertains to the storage of chemicals and/or hazardous materials in these zones. The LLCHD recommends at least 300 foot buffer between these commercial uses and residential zones. In addition, regarding the proposed sitting of the industrial zone adjacent to the residential zone, the LLCHD has been advised that the preferred zoning will be I-3. The LLCHD will recommend placing restrictions within the use permit to address potential uses which may pose negative public health impacts.

Comprehensive Plan Proposed Amendment #15 Wilderness Hills Land Use Plan

This proposed comprehensive plan amendment also locates commercial zoning adjacent to residential zoning. The same concerns apply that were aforementioned for the proposed amendment #11 regarding commercial uses adjacent to residential. In addition, the LLCHD has been advised that Lincoln Public Schools will be utilizing the proposed public/semi public parcel of land. The LLCHD recommends a maximum buffer distance, as possible, between any proposed school and commercial or industrial uses.

Comprehensive Plan Proposed Amendment #19 Homestead Expy & Warlick Blvd

This proposed comprehensive plan amendment also proposes to locate commercial and industrial zoning adjacent to residential zoning. The LLCHD has the same concerns that were addressed above in the comments for the proposed comprehensive plan amendment #11.